



SUMMARY OF R-1 DEVELOPMENT STANDARDS

CITY OF MONTEREY PARK

	R-1
Number of permitted units	1 A second unit may be possible subject to the restrictions and limitations in MPMC 21.08.040(11)
Building height	Maximum 2 stories not to exceed 30 ft.
Setbacks Front Rear Side – 1st floor Side – 2nd floor Corner lot, street-facing side – 1st floor Corner lot, street-facing side – 2nd floor	25 ft. 25 ft. 5 ft. 10 ft. 10 ft. 15 ft.
Floor area ratio (FAR)	Lot area less than 6,000 sq. ft. = 50% of lot area Lots 6,000-10,000 sq. ft. = 40% Lots over 10,000 sq. ft. = 35%
Lot coverage limit	50% of lot area
Parking required	2 spaces in a garage , 3 if house is over 3,000 square feet or 5 or more bedrooms
Driveway width	10 ft. minimum
Fences and walls	Maximum height 4 ft. in front yard, 6 ft. elsewhere No chain link in front yard area No barbed wire or other hazardous materials
Landscaping	Required in all yards



SUMMARY OF R-2 & R-3 DEVELOPMENT STANDARDS

CITY OF MONTEREY PARK

	R-2	R-3
Number of permitted units	<p>Frontage at least 100 ft. and lot at least 15,000 sq. ft.: 1 unit per each 2,723 sq. ft.</p> <p>Frontage is at least 50 ft. and lot at least 9,000 sq. ft.: 1 unit per each 4,356 sq. ft.</p> <p>Frontage less than 50 ft.: 1 unit per each 5,000 sq. ft.</p>	<p>Frontage is at least 200 ft. and lot at least 50,000 sq. ft.: 1 unit per each 1,743 sq. ft.</p> <p>Frontage is at least 150 ft. and lot at least 25,000 sq. ft.: 1 unit per each 2,400 sq. ft.</p> <p>Frontage is at least 50 ft. and lot at least 7,000 sq. ft.: 1 unit per each 3,000 sq. ft.</p> <p>Frontage less than 50 ft.: 1 unit per each 3,630 sq. ft.</p>
Useable open space	<p>2 or less units = 200 sq. ft.</p> <p>3 or more units = 600 sq. ft.</p>	<p>2 or less units = 200 sq. ft.</p> <p>3 or more units = 400 sq. ft.</p>
Private open space	250 sq. ft. per unit	250 sq. ft. per unit
Building height	Maximum 2 stories not to exceed 30 ft.	
Setbacks Front Rear Side – 1st floor Side – 2nd floor Corner lot street side – 1st floor Corner lot facing street – 2nd floor	<p>25 ft.</p> <p>25 ft.</p> <p>5 ft.</p> <p>10 ft.</p> <p>15 ft.</p> <p>25 ft.</p>	
Parking required Single Family Dwelling Multifamily	<p>3,000 sq. ft. or greater = 3 spaces</p> <p>Less than 3,000 sq. ft = 2 spaces</p> <p>5 bedrooms or greater = 3 spaces</p> <p>3 bedrooms or less = 2 spaces + 1 guest per 2 units</p> <p>4 bedrooms or greater = 2 spaces + 1 guest per unit</p>	
Driveway width	<p>Minimum 18 ft.</p> <p>Minimum 3 ft. landscaped strip if adjacent to property line</p> <p>Minimum 3 ft. walkway to rear units</p>	
Window separation requirements Applies to the separation between windows of different units on the same property or between windows and property lines. Primary window is largest window in living room, dining room or family room. All other windows are secondary windows.	<p>Primary window facing primary window = 45 ft.</p> <p>Primary window facing secondary window = 30 ft.</p> <p>Primary window facing wall without windows = 15 ft.</p> <p>Primary window facing any property line = 25 ft.</p> <p>Secondary window facing secondary window = 15 ft.</p> <p>Secondary window facing wall without windows = 10 ft.</p> <p>Secondary window facing front or rear property line = 25 ft.</p> <p>Secondary window facing side property line = 5 ft.</p> <p>Wall without windows facing a wall without windows = 5 ft.</p> <p>Wall without windows facing front or rear property line = 25 ft.</p> <p>Wall without windows facing side property line = 5 ft.</p>	
Landscaping	<p>Two 24" box trees per unit</p> <p>Min. One 5 gal. Shrub per each 40 sq. ft. landscaped area</p>	